

# **Planning Commission – Public Hearing**

## **August 20, 2014**

### ***University Area Plan***

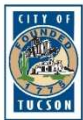
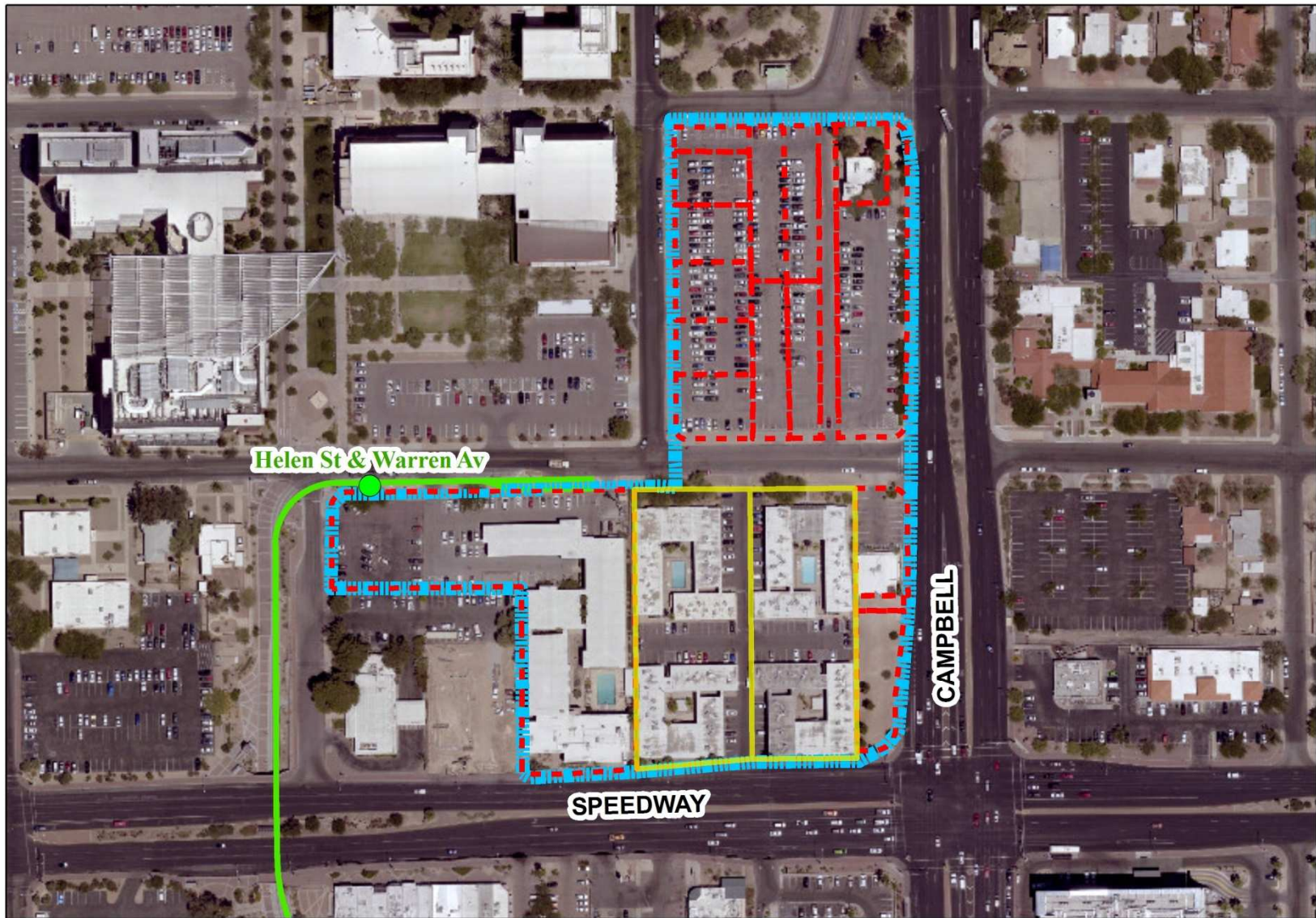
### ***Plan Amendment, PA-14-01***



**Planning and Development Services**

---

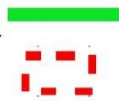
**August 20, 2014**



Amendment Area



Sub-Area 1



Sun Link Streetcar  
Route

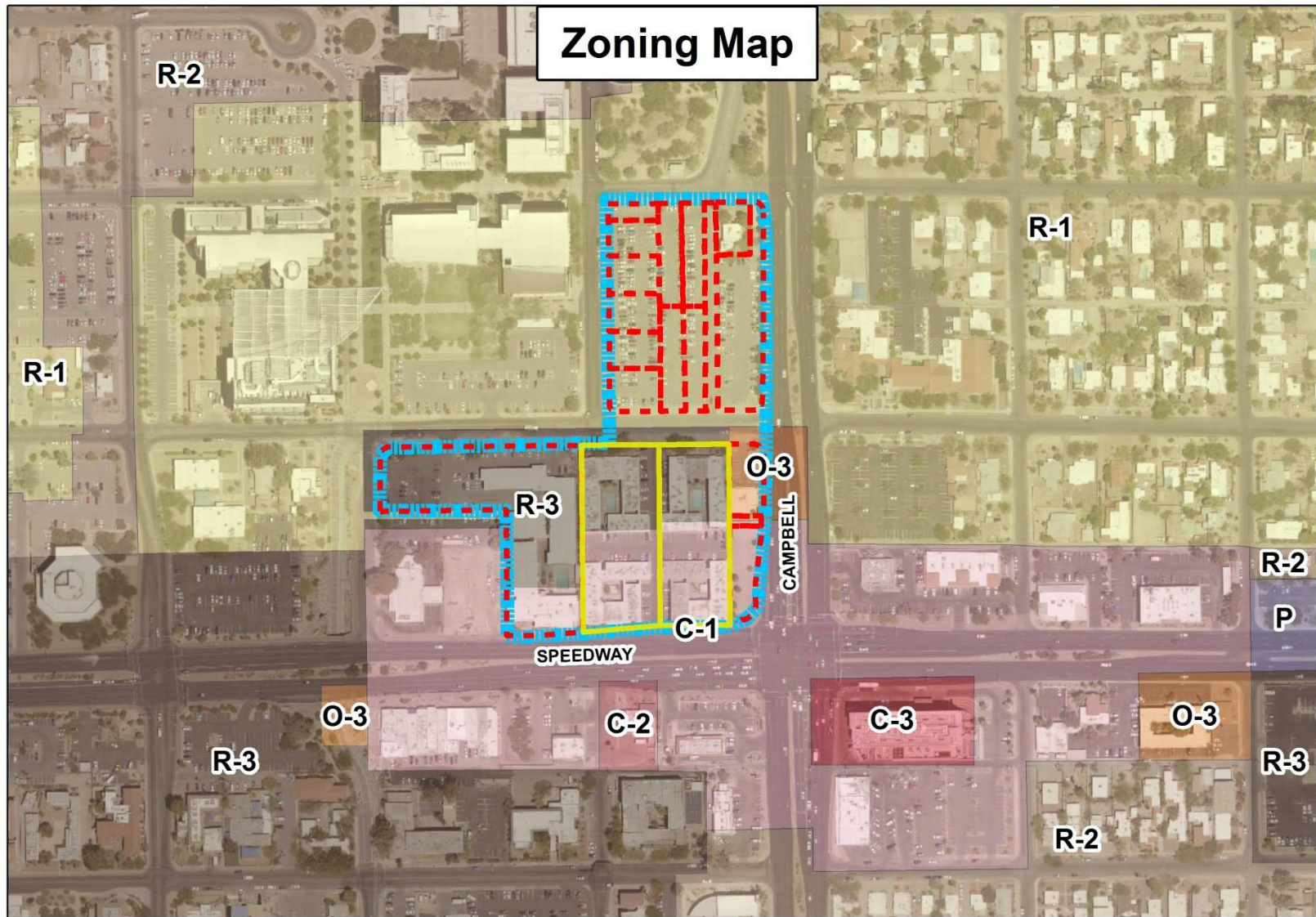
Arizona Board of Regents (ABOR) Properties for potential  
future incorporation into Sub-Area 1 at ABOR/UA discretion

0 50 100 200  
Feet



Created By: PDSD  
Date: 08/14/2014





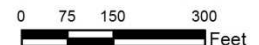
Amendment Area



Sub-Area 1



Arizona Board of Regents (ABOR) Properties for potential future incorporation into Sub-Area 1 at ABOR/UA discretion



Created By: PDSD  
Date: 08/14/2014

**Issue:**

Request to amend the *University Area Plan (UAP)* to address policy direction for mixed use development, vehicular access, and building height, by adding a Section 3.G. Helen-Warren Station Area, Sub-Area 1.

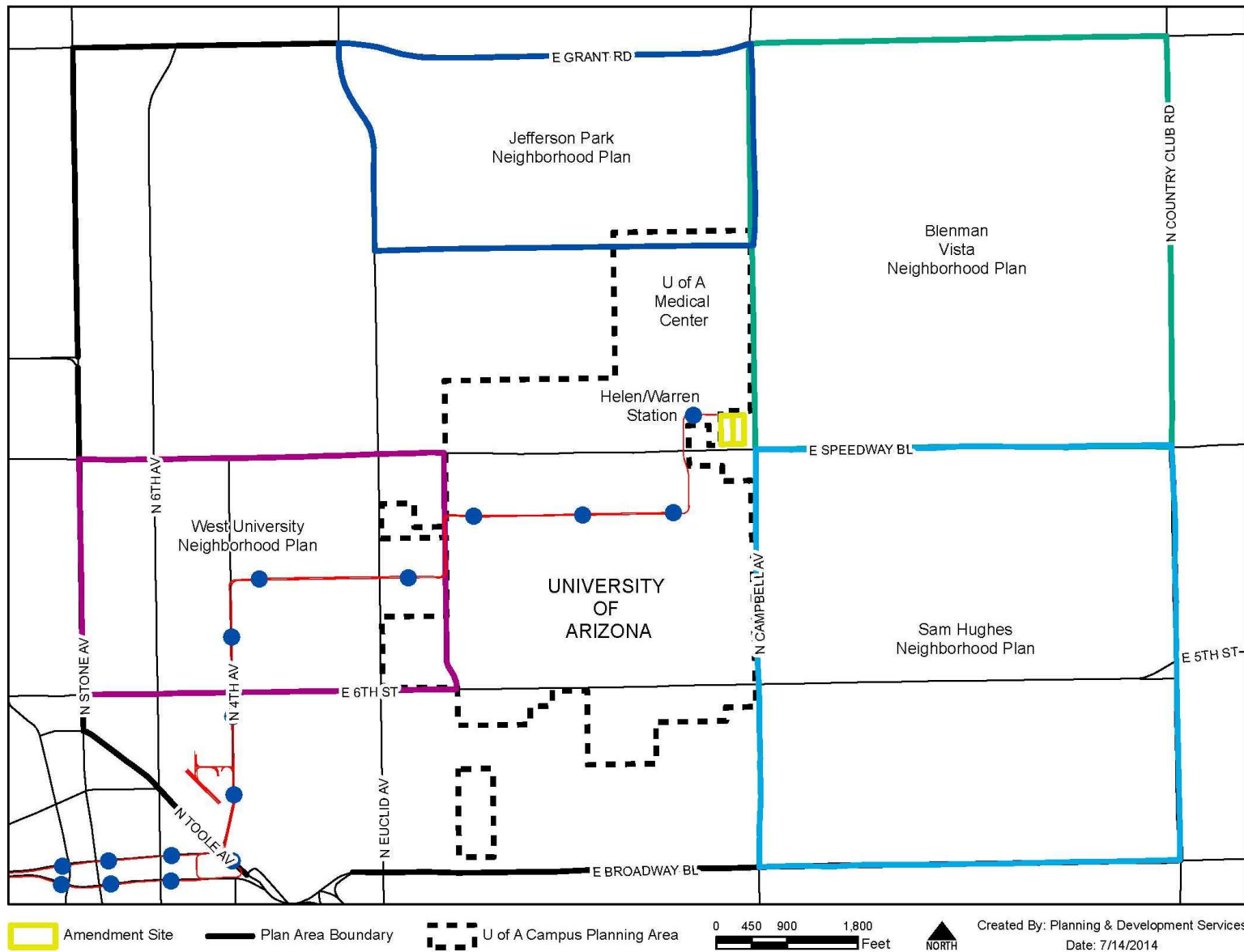
If amendment is adopted, then applicant intends to apply for a Planned Area Development (PAD) rezoning in accordance with the new policy direction.



**Planning and Development Services**

---

**August 20, 2014**



August 20, 2014

## *University Area Plan*

- Policy-based plan
- No conceptual land use map
- Recognizes UA and its immediate surrounding area as a compact, pedestrian-oriented regional activity center
- Supports consolidation of adjacent development parcels to provide integrated circulation and access, and a mix of land uses



**Planning and Development Services**

---

**August 20, 2014**

## *University Area Plan*

While the *UAP* can support the proposed transit-oriented development the following specific *UAP* policies must be address given the project's primary access onto Helen Street, a local street, and the proposed 20-story (250-foot) component:

- Except in the West University Transition Area, vehicular access is provided to an arterial or collector, and vehicular traffic is directed away from the interior of residential areas (*UAP*, Section 3.D.1);
- Building height and massing to complement the scale and character of surrounding development and reduce the appearance of excessive height and bulk (*UAP*, Section 8.1)



**Planning and Development Services**

---

**August 20, 2014**

### Section 3.G. Overview

- Sets up framework that the PAD will be transit-oriented in urban design and will include public involvement and coordination with surrounding neighborhoods
- Creates Sub-Area 1 and provides policies and guidelines specific for the proposed development, land use, transportation, urban design
- Allows for identified ABOR properties to be included in PAD rezoning application in event University of Arizona elects to participate in applicant's project
- Addresses height and massing of ABOR parcels in the event ABOR parcels are incorporated into Sub-Area 1 – and to be finalized with neighborhood liaison group as part of PAD/rezoning process

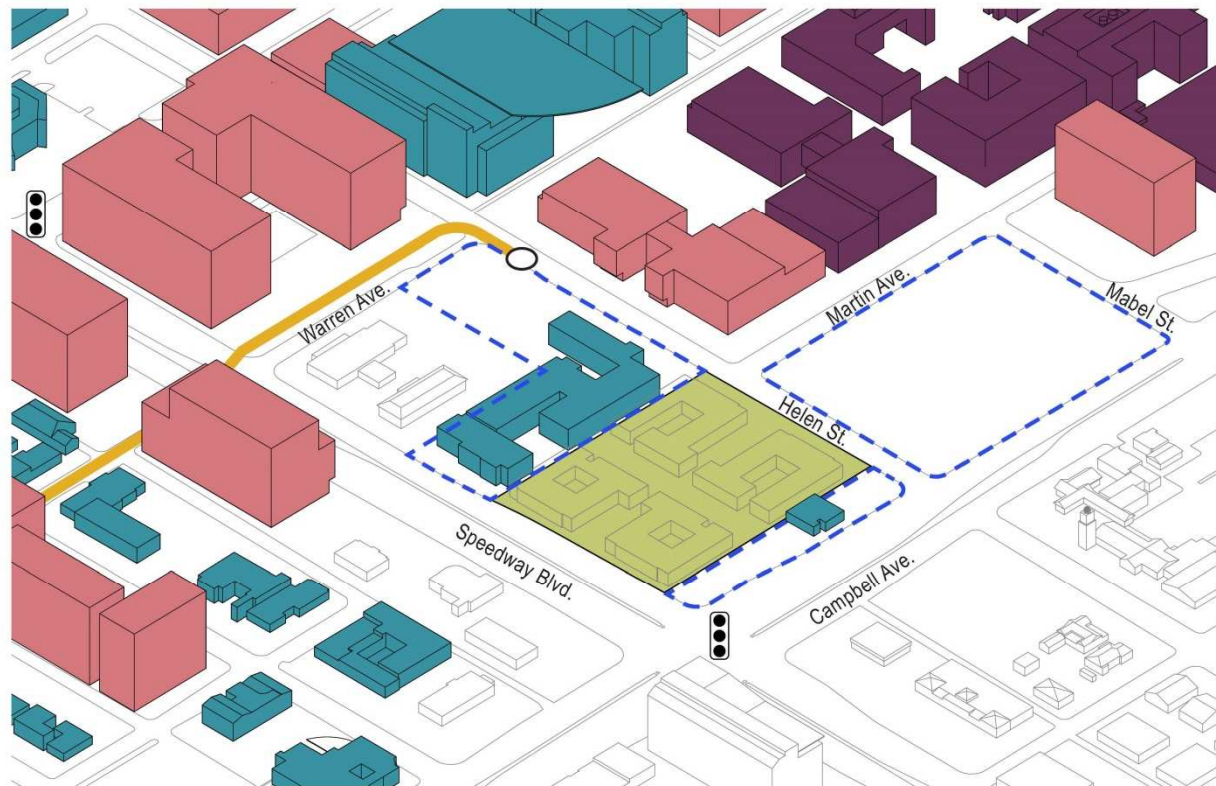


**Planning and Development Services**

---

**August 20, 2014**





#### Legend

- Sub-Area 1
- Arizona Board of Regents (ABOR) Properties for potential future incorporation into Sub-Area 1 at time of rezoning and at ABOR/UA discretion \*
- Existing buildings
- University of Arizona, existing buildings
- Arizona Health Sciences/ABOR, existing buildings
- UA 2009 Comprehensive Campus Plan; proposed massing. Note: UA proposed massing not shown for the potential UA/ABOR inclusion areas
- Existing Street Car Route and Helen-Warren Station
- \* AS ALLOWED FOR IN LAND USE AND COMPATIBILITY POLICY #2

**Helen-Warren Station Area  
Sub-Area 1 Location  
Exhibit 3.G.1**








**Planning and Development Services**

**August 20, 2014**



### Legend

-  Tucson Modern Streetcar Route and Helen-Warren Station
-  UA 2009 Comprehensive Campus Plan, proposed massing
-  20 H:250' or 20 Stories \*
-  12 H:154' or 12 Stories
-  10 H:130' or 10 Stories

\* NOTE: PER URBAN DESIGN POLICY #4, THE 20-STORY, 250' HEIGHT ALLOWANCE IS LIMITED TO:  
 1) NO MORE THAN 33% OF THE ENVELOPE SHOWN HEREON, AND  
 2) NO MORE THAN 25% OF THE ENTIRE PROPERTY

**Helen-Warren Station Area  
 Allowable Building Envelopes  
 and Heights  
 Sub-Area 1  
 Exhibit 3.G.2**



**Planning and Development Services**

**August 20, 2014**

## **Findings That Proposed Amendment Consistent with Plan Policy Direction:**

- **Is consistent with *Plan Tucson*.**
- **Recognizes University area is a compact, pedestrian-oriented, regional activity center.**
- **Fosters linking Downtown, Fourth Avenue, U of A.**
- **Provides new transit-oriented development and multi-modal transportation networks.**
- **Support modern streetcar and public-private partnership opportunities.**
- **Support efforts to coordinate City policy with the UA Comprehensive Campus Plan.**



**Planning and Development Services**

---

**August 20, 2014**



**Staff recommends the Planning Commission forward this Plan Amendment to Mayor and Council with a recommendation to amend the *University Area Plan***

- **Add Section 3.G. Helen-Warren Station Area, Sub-Area 1**



**Planning and Development Services**

---

**August 20, 2014**